

**POCONO TOWNSHIP PLANNING COMMISSION
REGULAR MEETING OF SEPTEMBER 08, 2008**

A Regular meeting of the Pocono Township Planning Commission was held on September 08, 2008, at 7:00 p.m. in the Pocono Twp. Municipal Building, Tannersville, PA. Frank Ruggiero, Chairperson, opened the meeting, followed by the Pledge of Allegiance.

Present: Frank Ruggiero, Chairman; Scott Ewing, Robert Demarest, Gordon Holz and Jane Cilurso were present.

Absent: Dennis Schmoyer

Timothy McManus, Solicitor was present. David Horton, Twp. Engr., Boucher & James, Inc., was present. Steven Meylach, Zoning Officer, was present.

COMMENTS: Frank Ruggiero, Chairman, explained that each visitor has a right to comment at this time or before any action is taken on a matter. There were no comments at this time. Chairman Ruggiero noted that all scheduled Pocono Twp. Planning Commission meetings will run from 7:00 p.m. to 9:30 p.m. In the event of a discussion at 9:30 pm., the P.C. will attempt to finish it; however, the P.C. will not undertake any new plan after 9:30 p.m. Chairman Ruggiero also noted that no more than five major comments from the Twp. engineer's review letter or other comments would be discussed at the meetings.

MINUTES: A motion was made, seconded and carried (Ewing/Holz) to approve the 08/25/08 Planning Commission Minutes, there being no additions or corrections.

BILLS: None

CORRESPONDENCE: None, except what pertained to the plans, which was read at the time of plan review.

PRESENTATION OF NEW PLANS: None

TABLING OF PLANS: A motion was made, seconded and carried (Holz/Schmoyer) to table the following plans: 1) George Sebring Estates Revised Final Plan; 2) Nicholas P. Nicholas Properties Final Minor Subdivision/Lot Combination Plan; 3) Miller/Clubhouse Road Minor Subdivision Plan; 4) George Sebring Estates Revised Plan; 5) The Village at Iroquois Ridge REVISED Major Subdivision Prelim. Plan; 6) Snyder Major Subdivision Plan; 7) Pocono Manor Tentative PRD Preliminary Plan; and 8) Camelback Hotel and Waterpark - LDP and Minor Subdivision.

PRESENTATION OF PLANS FOR FINAL APPROVAL:

1) Martinell Land Dev. Plan - Plan submitted 05/31/07 for 06/11/07 P.C. meeting. \$680.00 Plan fee paid. The plan was tabled at the 08/25/08 P.C. meeting. **The Sup'v. at their 07/07/08 meeting accepted a 90-day Waiver letter -until 10/04/08. The last P.C. meeting is 09/08/08; the last Sup'v.meeting is 09/15/08.** A 90-day Waiver letter was received.

PRESENTATION OF PLANS FOR FINAL APPROVAL (CONT):

1) Martinell Land Dev. Plan (cont): A motion was made, seconded and carried (Holz/Demarest) to recommend that the Pocono Twp. Supervisors accept a Final Waiver of 30 days for the Martinell Land Dev. Plan, with the stipulation that a representative attends the 09/22/08 P.C. meeting to provide an explanation of the delay in proceeding with the plan, and to recommend that the P.C. table the plan.

2) Nicholas P. Nicholas Final Minor Subdivision/Lot Combination Plan - Plan submitted 04/18/08 for 04/28/08 P.C. meeting. \$300.00 Plan fee paid. **The Sup'v. at their 07/21/08 meeting accepted a 90-day Waiver letter - until 10/19/08. The last P.C. mtg. is 09/22/08; the last Sup'v. mtg. is 10/06/08.** The plan was tabled at the 08/25/08 P.C. meeting. See above motion for tabling of the plan.

3) Miller/Clubhouse Road Minor Subdivision Plans & Planning Modules - \$300.00 fee paid; \$300.00 Stormwater Report fee paid. Plans presented 05/28/08 for the 06/09/08 P.C. meeting. The plan was tabled at the 08/25/08 P.C. meeting. **The Sup'v. at their 09/02/08 meeting accepted a Waiver letter until 12/01/08 (Holiday). The last P.C. meeting is 11/10/08; the last Sup'v. mtg. is 11/17/08.** See above motion for tabling of the plan.

4) George Sebring Estates Revised Plan - Plan submitted for 08/25/08 P.C. meeting. This plan is a revision of the plan conditionally approved by the Pocono Twp. Supervisors, but not yet recorded. The plan was tabled at the 08/25/08 P.C. meeting. See above motion for tabling of the plan.

5) Pocono Creek Plaza Land Dev. Plan - Plan submitted for 08/25/08 P.C. meeting. \$1,025.00 fee paid. The plan was tabled at the 08/25/08 P.C. meeting. See above motion for tabling of the plan.

PRESENTATION OF PLANS FOR PRELIMINARY APPROVAL:

1) The Village at Iroquois Ridge REVISED Major Subdivision Preliminary Plan and Planning Modules - Plan submitted 12/01/06 for 12/11/06 P.C. meeting. \$3,272.00 plan fee paid. 3 RFMs The plan was tabled at the 08/25/08 P.C. meeting. **The Sup'v. at their 09/02/08 meeting accepted a 90-day Waiver request - from 09/02/08 until 12/01/08 (Holiday). The last P.C. mtg. is 11/10/08; the last Sup'v. meeting is 11/17/08. The Sup'v. approved the six RFMs as requested. The Sup'v. rejected the requested zone from change from R-1 to R-2.** See above motion for tabling of the plan.

2) Snyder Major Subdivision Preliminary Plan - \$1,650.00 fee paid. Plan submitted 07/13/08 for the 07/23/07 P.C. meeting. The plan was tabled at the 08/25/08/ P.C. meeting. **The Sup'v. at their 08/04/08 meeting accepted a 90-day Waiver letter - from 08/04/08 to 11/02/08. The last P.C. mtg. is 09/22/08; the last Sup'v. mtg. is 10/20/08.** See above motion for tabling of the plan.

PRESENTATION OF PLANS FOR PRELIMINARY APPROVAL (CONT):

3) Pocono Manor Tentative Planned Residential Development Preliminary Plan - \$10,610.00 Plan fee paid. \$1,900.00 Stormwater Management fee paid. Plan was submitted for the 11/14/07 P.C. meeting. The plan was tabled at the 08/25/08 P.C. meeting. **The Supervisors at the 07/21/08 meeting granted an extension until 11/30/08, as requested. The last P.C. meeting is 11/17/08.** See above motion for tabling of the plan.

4) Camelback Hotel and Waterpark - Land Dev. Plan and Minor Subdivision. \$1,990.00 Application fee paid. Plans were presented 05/30/08 for the 06/09/08 P.C. meeting. RFMs The plan was tabled at the 08/25/08 P.C. meeting. **The Sup'v. at their 09/02/08 meeting accepted a Waiver letter until 10/17/08, as requested. The last P.C. meeting is 09/22/08; the last Sup'v. meeting is 10/06/08.** See above motion for tabling of the plan.

5) The Lands of The Spirit of Swiftwater, Inc. (Office) Plan was submitted on 06/13/08 for the 06/23/08 P.C. meeting. 08/25/08 P.C. meeting. **The 90-day time requirement expires 09/21/08. The last P.C. meeting is 09/08/08; the last Sup'v. meeting is 09/15/08.** A Waiver letter was received.

A motion was made, seconded and carried (Ewing/Holz) to recommend that the Pocono Twp. Supervisors accept a Waiver letter for the Lands of The Spirit of Swiftwater, Inc. (Office) Plan granting a 60 day extension from the deadline date of 09/21/08, which extension shall expire 11/20/08, as requested, and to recommend that the P.C. table the plan.

PRESENTATION OF SKETCH PLANS: 1) Christopher and Margaret Kinsley - Chrissie Himler represented this sketch plan, explaining that the Kinsleys own a 21.5-acre parcel off Cherry Lane Road. It is a flag lot, with a 50' R/W. They would like to subdivide two lots, one lot for each of their two sons, making a total of three lots. The lot acreage would then be: main lot - 8 acres; one lot 6.7 acres; one lot 6.9 acres. The rear of the property is landlocked. The driveway is presently shared with the Kintz'. They will need a driveway extension of 1600'; existing length of driveway is 950'+ and is 11.5' wide. Discussion included a need for waivers for the driveway extension and for four houses to be served by the driveway; the R/W width requirement is 20'; a stormwater management plan may be required; they would have to demonstrate access for emergency vehicles. The Kinsleys noted that the lots will not be further subdivided.

PRESENTATION OF VARIANCE, ETAL, APPLICATIONS: None

UNFINISHED BUSINESS: 1) Mr. Carson Helfrich, planner, has previously met with applicable parties for joint work sessions regarding Township ordinances. The next Joint Work Session will be held at 6:00 p.m. on Tuesday, September 30, 2008, at the Pocono Twp. Municipal Building, Tannersville, PA. Pizza and Soda will be served.

NEW BUSINESS: 1) D. Schmoyer is scheduled to represent the P.C. at the 09/15/08 Sup'v. meeting at 7:00 p.m. at the Pocono Twp. Municipal Building. F. Ruggiero will attend if D. Schmoyer is unable to attend.

PUBLIC COMMENTS: None

ADJOURNMENT: A motion was made, seconded and carried (Holz/Cilurso) to adjourn the Planning Commission meeting until Monday, 09/22/08, at 7:00 p.m. at the Pocono Twp. Municipal Building.

Respectfully submitted:

Jane Cilurso, Secretary